

# Design Review Transmittal - Submittal 04

05/31/2023

**Record Number:** DRB23-00051

**Project:** Red Hawk

**Site Address:** 3412 S Sossaman Road, Mesa, AZ 85212

**Parcel APN:** 30405019K

**Owner:** Stone Applications LLC.

**Architect:** HDR Engineering, Inc.

HDR Engineering, Inc. on behalf of Stone Applications, LLC. is pleased to submit the Red Hawk project to the Design Review Board. The intent of this document is to provide additional details for the reviewers as part of our Design Review submission.

## Project description:

- The site development utilizes a campus plan and will be constructed in three phases:
  - Phase 01 consists of a Data Center, a utility switchyard, a medium voltage substation servicing the Data Center, a site entrance with Security kiosk, public road improvements, and an employee office building.
  - Phase 02 will consist of an additional Data Center, including mechanical and electrical support and associated medium voltage substation. Data Center 02 will be identical to Data Center 01.
  - Phase 03 will complete the planned campus buildout. It will consist of an additional Data Center, including mechanical and electrical support and associated medium voltage substation. Data Center 03 will be identical to Data Center 01 and 02.
- This Submittal only includes information for the following Phase 01 improvements:
  - One single story Data Center which consists of multiple serverhalls, necessary control and operation rooms, as well as service staff support areas.
  - Infrastructure to support the DC includes mechanical and electrical yards
  - Site entrance off of Elliot Road. (Includes a Security Kiosk)
  - Full site perimeter fencing, lighting, and landscaping.
  - Please note, Phase 02 and 03 have been half toned in the Site Plan for reviewer awareness of future site development. At time of development for Phase 02 and 03, a separate design review transmittal will be assessed at that time if necessary.
- Phase 01 improvements NOT included in this submittal include the following:
  - The campus office building
  - Half street improvements
  - A utility electrical switchyard.
  - An owner owned and operated medium voltage substation

### **Project considerations:**

- Proprietary information regarding the equipment in the server halls has been removed from the drawings due to intellectual property concerns. The client would be willing to disclose the design of this area in an in-person non-public review meeting.
- Proprietary equipment has been redacted from the site drawings due to intellectual property concerns. The client will disclose the design of these areas in an in-person non-public review meeting.

### **Alternative Compliance:**

- Office Building
  - The campus office building is located towards the Southeast corner of the site and is where the majority of the employees will work on a day-to-day basis. This building will be part of phase one construction and will be designed to a very high level. This facility will be executed under a separate contract utilizing a design firm with expertise in this building type. It is requested that this project scope NOT be considered under this Design Review. A separate stand-alone Design Review is planned for this scope.
- Half Street Improvements
  - Half street improvements are being designed under a separate contract utilizing a group specializing in local transportation design of this type. Design of the half street improvements will proceed in parallel with the Data Center Design and will be completed as part of Phase 01 construction. It is requested that this project scope NOT be considered under this Design Review. A separate stand-alone Design Review is planned for this scope.
- East and West Data Center Facades
  - The North and South building facades have been revised to meet the MZO and the Quality Development Design Guidelines.
  - The East and West Facades are integrated with the Electrical Yard and Mechanical Yard respectively. Due to the equipment on these facades it is not possible to incorporate architectural elements. Furthermore any elements incorporated into this facade would be obscured by the equipment in these yards. The design seeks to meet the City's beautification standards by including a 10 ft tall masonry wall along the perimeter of the site. This along with enhanced landscaping is intended to screen areas that are unable to incorporate architectural elements. It is requested that this means of alternative compliance be accepted for these areas and for the following requirements:
    - MZO Section 11-7-3.B, facades shall incorporate at least three (3) different and distinct materials.
    - MZO Section 11-7-3.B, no more than fifty percent (50%) of the total façade may be covered with one (1) single material.
    - MZO Section 11-7-3.B, buildings larger than 10,000 square feet shall be finished with more than one (1) color on all elevations that are visible from public streets.

- Mechanical and Electrical yards
  - Mechanical and electrical yards are a necessary part of Data Center operations. Due to the nature of this equipment, it will not meet the City of Mesa's beautification standards. In an effort to achieve compliance, a 10 ft tall masonry wall has been planned for the site perimeter. This along with enhanced landscaping is intended to screen these areas from public view. Please see the line-of-site studies contained within the submittal illustrating site screening from the ROW. It is requested that this means of alternative compliance be accepted for these areas.
- Guard Shack
  - The Guard Shack is a product procured by a security contractor. The Guard Shack utilizes proprietary security measures and for the safety and security of its inhabitants, it cannot be altered.
  - A 10 ft tall masonry fence has been provided at the site perimeter and based on the line-of-site studies provided in the submittal, it is not believed that the Guard Shack will be visible from the ROW. It is requested that this means of alternative compliance be accepted for these areas and for the following requirements:
    - MZO Section 11-7-3.B, facades shall incorporate at least three (3) different and distinct materials.
    - MZO Section 11-7-3.B, no more than fifty percent (50%) of the total façade may be covered with one (1) single material.
    - MZO Section 11-7-3.B, buildings larger than 10,000 square feet shall be finished with more than one (1) color on all elevations that are visible from public streets.

## **Design Review Submittal Documents:**

### **0 Supporting Documents**

0-00 Design Review Transmittal (4pgs)

0-01 3rd Review Comment Responses (8pgs)

### **1 Civil & Landscape Architecture**

1-01A Site and Landscape Plan (Redacted)

1-01B Site and Landscape Details and Legend

1-02 Line of Sight Sections

1-03 Line of Sight Sections

1-04 Site Aerial Rendering (Redacted)

1-05 Enlarged Landscape Plans

1-06 Site Rendering - View 1

1-07 Site Rendering - View 2

1-08 Fence and Signage Elevation and Plans

1-09 Utility Plan (Redacted)

1-10 Fire Hydrant Plan (Redacted)

1-11 Grading Plan (Redacted)

1-12 Drainage Plan (Redacted)

1-13 Drainage Report (86pgs)

1-14 Water Distribution Modeling Report

1-15 Wastewater Basis of Design Report (6pgs)

### **2 Architecture**

2-01A N & S Building Elevations, Common Area, and Parking Plans

2-01B E & W Building Elevations

2-02 Building Elevation Renderings - View A and B

2-03 Building Renderings - View C and D

2-04 Building Renderings - View E and F

2-05 Light Fixture Cut Sheet - Building Mounted (3pgs)